



PO Box 1613

Watkinsville, GA 30677
706.425.0033

LAND CARE SERVICES FOR NORTHMINISTER PLACE

PROJECT: NORTHMINISTER PLACE HOA DATE: 10.15.2025

*** NOTES: Includes all the services listed below for the Northminister Place HOA located off Lakeview Bend circle and Castleton Court. There are 49 total Residential lots and a Clubhouse located within Northminister Place HOA. Pricing also includes the clubhouse and the back gated entrance! Pricing listed is good for the 2026 season. Please let me know if you have any questions and thank you for your business. In the Shade

LAND CARE BREAKDOWN:

YEARLY VISITS FOR ALL AREAS	52 SERVICES	\$37,836.00
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TURF AREAS—		
- YEARLY VISITS FOR TURF	38 SERVICES	
- WARM SEASON TURF MOWING AND TRIMMING	26 SERVICES	
- APRIL - SEPTEMBER = 4-5 SERVICES PER MONTH DEPENDING ON MONTH.		
- DORMANT SEASON MOWING AND TRIMMING	12 SERVICES	
- OCTOBER - MARCH = 2 SERVICES PER MONTH		
- YEARLY TURF EDGING	20 SERVICES	
- BIWEEKLY DURING WARM SEASON AND 1 X MONTHLY DURING DORMANT SEASON.		
- CLUBHOUSE AREA	52 SERVICES	

- BACK GATED ENTRANCE SERVICE 48 SERVICES

**INCLUDES ALL SERVICES LISTED FOR RESIDENTIAL UNITS
INCLUDING WEED CONTROL AND FERTILIZATION.**

INCLUDED IN REGULAR SERVICES —

- BLOWING - LEAF REMOVAL	52 SERVICES
- WEEKLY BLOWING AFTER ALL REGULAR SERVICES.	
- INCLUDES ALL TURF AREAS AND HARD SCAPES.	
- LEAF REMOVAL FROM TURF AND HARDSCAPE AREAS DURING DORMANT SEASON.	
- DEBRIS AND LITTER REMOVAL (AREA POLICING) -	52 SERVICES
- WEEKLY DURING REGULAR SERVICES.	
- INCLUDES BRANCHES, TRASH AND DEBRIS DISCARDED OFF SITE.	
- NATURAL AREA AND HARDSCAPE WEED CONTROL -	52 SERVICES
- INCLUDES SPOT TREAT AND PRE EMERGENT FOR ALL BEDS AND NATURAL AREAS.	
- SHRUB CARE FOR UNITS -	6 SERVICES
- BIMONTHLY PRUNING TO KEEP NATURAL SHAPE.	
- TREE PRUNING -	2 SERVICES
- LOW BRANCH REMOVAL UPTO 8 FEET.	
- GROUND COVER TRIMMING/ PERENNIAL CUTBACKS -	1 SERVICE
- AFTER GROWING SEASON.	
- FIRE ANT CONTROL FOR TURF AREAS -	2 SERVICES
- EVERY 6 MONTHS.	
- WEED CONTROL AND FERTILIZATION -	6 SERVICES \$5,970.00
- APPLICATION WILL RUN ABOUT EVERY 8 WEEKS.	

- TOTAL VISITS YEARLY = - \$43,806.00

BILLED MONTHLY: \$ 3,650.50

INITIALS



Notes:

- Contract is based off 52 total yearly services. Schedule day for service will be Wednesday-Friday weekly and Board will be notified if affected by weather. For any services missed, a credit in the amount of \$727.61 will be issued to NP HOA to be used towards additional services or credit on the regular monthly invoices.

EXTRA CHARGES NOT INCLUDED IN REGULAR BILLING :

*** ALL WORK MUST BE APPROVED BY BOARD IN WRITING BEFORE STARTING

1. PINESTRAW AND MULCH —

- A. PINESTRAW IS INSTALLED AND DELIVERED AT \$8.00 PER BALE — CBE
 - Pinestraw for entrance beds to be applied 1x yearly at 65-70 bales = \$560.00
 - Mulch to be installed 1 x yearly at 32 yards for Clubhouse beds and natural areas = \$2,480.00

2. ANNUAL COLOR —

- A. ANNUAL COLOR INSTALLED AND DELIVERED AT \$47.50 PER FLAT — 2 X YEARLY IN SPRING AND FALL ON SCHEDULE
 - Annual color to be installed at \$285.00 per install @ \$570.00 yearly.
 - Board will be notified of plant specifics before installation is completed. Estimating 10-12 flats total for the year.

3. IRRIGATION STARTUP AND REPAIR —

- A. BILLED AT \$90.00 PER HOUR FOR STARTUP OR REPAIR WHICH DOES NOT INCLUDE SUPPLIES FOR REPAIR.

4. OUT OF SCOPE TRIMMING OR CLEANUP WORK —

- A. BILLED AT \$255 PER HOUR FOR 5 LABORERS PLUS ANY SUPPLIES NEEDED.

5. RETENTION POND SPRAYING TO BE COMPLETED 2 X YEARLY @ \$375.00 PER APPLICATION.
— A Ground Clear chemical will be used during this application and not a Glyphosate (Round Up) mixture.

6. ADDITIONAL TRIMMING ON RETENTION POND DURING THE YEAR TO MAINTAIN A NORMAL LOOK —

- ** IF NEEDED: Will be billed at the normal cleanup rate of \$245.00 per hour for 5 laborers.

*** PLEASE NOTE: ALL EXTRA SERVICE WORK WILL NEED APPROVAL FROM THE NORTHMINISTER PLACE HOA BOARD BEFORE ANY WORK BEGINS.

** BEFORE WORK BEGINS A WRITTEN CONTRACT WILL BE SIGNED BY BOTH PARTIES AND RETURNED TO THE OFFICE.

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*If you're going to do it you might as well do
it IN THE SHADE!*

Cori Kuykendall

In the Shade Landscapes, LLC

Bill Leavall

Northminster Place HOA

1-7-2024

Date

1-6-2026

Date